



1 Johnson Court

Clinton Park, Tattershall, Lincoln, Lincolnshire LN4 4QX

£129,950
NO ONWARD CHAIN

BELL



1 Johnson Court

Tattershall, Lincolnshire LN4 4QX

Lincoln – 22 miles
 Grantham – 29 miles with East Coast rail link to London
 Boston – 14 miles

(Distances are approximate)

A well-presented three bedroom end of terrace house pleasantly situated within this ever-popular residential area. Internally the property has been freshly redecorated throughout and is enhanced by kitchen diner to the rear and lounge to the front. Outside is enclosed rear garden, parking and garage. The shopping, social and educational facilities of this well serviced Lincolnshire village are all within easy walking distance.

Coningsby and Tattershall, divided by the River Bain, are popular well-serviced villages providing a wide variety of shops, primary and secondary schools, post office and doctors' surgeries. Coningsby is famous for its RAF base and the Battle of Britain Memorial Flight Visitor Centre, and Tattershall for its National Trust Medieval Castle and heritage. The inland resort of Woodhall Spa is around four miles away and the Georgian market town of Horncastle and the East Coast are all within easy driving distance.

Accommodation

Entrance into the property, inset to storm porch is gained through a uPVC door leading into:

Reception Hall

With open tread staircase to the first floor and having coat hooks to the space under the stairs, radiator, power points, timber door to living room and timber door to:

Kitchen Diner 17' 6" x 9' 5" (5.33m x 2.87m)

Overlooking the rear garden and having a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including space and plumbing for washing machine. There is a four-ring electric hob over electric oven, wall mounted cupboards above and filter hood over the hob. There is tiled flooring in the kitchen area, new carpets to dining area, radiator, power points, uPVC door to rear garden and timber door to:





Lounge 14' 2" x 10' 10" (4.31m x 3.30m)

With front aspect and having electric coal effect fire set to decorative surround, coved ceiling, radiator, newly fitted carpets, power points and timber door returning to the reception hall.

First Floor

Landing

With access to loft and having radiator, power point and door to:

Bedroom 1 13' 6" x 8' 11" (4.11m x 2.72m)

A dual aspect room overlooking the rear garden and to the side and having built-in full height double wardrobe, radiator and power points.

Bedroom 2 10' 10" x 10' 11" (3.30m x 3.32m)

With front aspect and having built-in storage space cupboards, radiator and power points.

Bedroom 3 7' 6" x 5' 9" (2.28m x 1.75m)

With front aspect and having radiator and power points.

Bathroom

With a suite comprising paneled bath having shower over and pedestal wash hand basin. There is a radiator and electric wall mounted heater.

Separate WC

With a low-level WC.

Outside

The property is approached over a path leading to main entrance door. The remaining front garden is laid to paving and shingle. The enclosed rear garden is laid to shingle with two adjoining outbuildings, one housing the central heating boiler. There is timber fencing to borders and gate providing access. There is parking to the side of the property leading to **Garage** situated to a block with electricity.

East Lindsey District Council – Tax band: A

EPC Rating: D

SERVICES: The agents would like to point out that the services of this property have not been checked, and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

19 Station Road, Woodhall Spa. LN10 6QL.

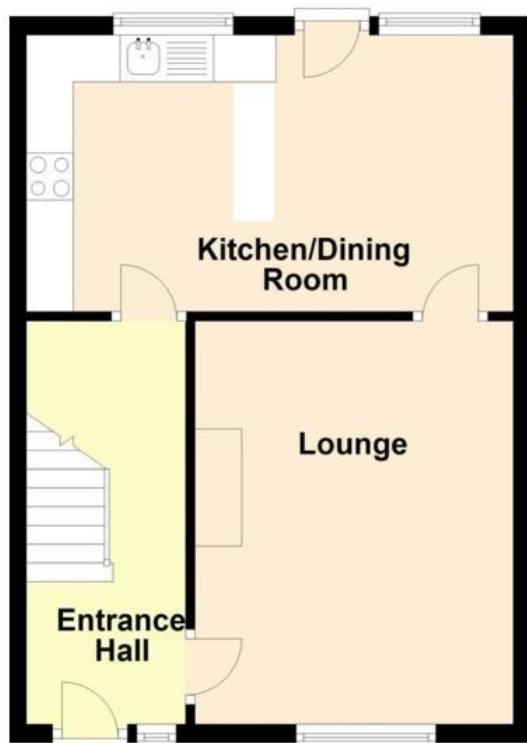
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Brochure prepared 01.09.2026





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